



GAIL FARBER, Director

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE

November 15, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

38 November 15, 2016

LORI GLASGOW
EXECUTIVE OFFICER

**FINDINGS AND ORDERS OF THE BUILDING REHABILITATION APPEALS BOARD
IN THE UNINCORPORATED AREAS OF
ALTADENA, LANCASTER, PALMDALE, AND SAUGUS
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, which provides for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

IT IS RECOMMENDED THAT THE BOARD:

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

23100 Low Ridge Place, Saugus, California 91390
8605 East Avenue J, Lancaster, California 93535
9050 East Avenue J, Lancaster, California 93536
9230 East Avenue W-8, Palmdale, California 93550
2186 New York Drive, Altadena, California 91001

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to provide for abatement of public nuisances through

rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness/Fiscal Sustainability (Goal 1) and Integrated Services Delivery (Goal 3) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance. This action will also maximize opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services.

FISCAL IMPACT/FINANCING

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owner(s). Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Building Code provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owner(s) be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, the Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to the Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of the substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

The Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before the Board.

ADDRESS: 23100 Low Ridge Place, Saugus, California 91390

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by November 18, 2016, the property be cleared of all trash, junk, and debris and maintained cleared thereafter; (b) that by November 18, 2016, permits be obtained and the structure(s) be demolished; and (c) that the structure(s) be maintained secured to prevent unauthorized entry. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The buildings are fire damaged, open and accessible to children, vandalized, fire hazard, and existed as a threat to public safety and welfare until they were barricaded, as requested by the Fire Department.
3. Doors and windows are broken.
4. The buildings contain defective, deteriorated, inadequate, or fire-damaged ceiling, roof supports, or systems.
5. The required heating system is inoperable, missing, defective, deteriorated, inadequate, or fire damaged.
6. The nonconforming detached barn and utility shed are in a state of disrepair, hazardous, and shall be demolished.
7. The electrical system is nonconforming, missing, fire damaged, or potentially hazardous.
8. The potable water system of the dwelling is nonconforming, missing, and fire damaged.
9. The water heater, lavatory, bath facility, kitchen sink, laundry tray, or standpipe of the dwelling are inoperable, missing, fire damaged, or insanitary.
10. The buildings contain defective, deteriorated, and fire-damaged drain, waste, and vent systems.
11. The buildings contain uncapped gas and waste piping.
12. Trash, junk, and debris scattered about the premises.

ADDRESS: 8605 East Avenue J, Lancaster, California 93535

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by November 18, 2016, the property be cleared of all junk, debris, discarded household furniture, miscellaneous personal property, dead trees, and all over overgrown vegetation and maintained cleared thereafter; if substantial progress, extend to December 19, 2016; and (b) that by November 18, 2016, the inoperable vehicle(s), boat(s), and parts thereof be removed and the property be maintained cleared thereafter; if substantial progress, extend to December 19, 2016.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Broken or discarded furniture and/or household equipment in yard areas for unreasonable

periods.

3. Overgrown vegetation and dead trees constituting an unsightly appearance.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Abandoned, wrecked, dismantled, or inoperable vehicle(s), boat(s), or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 9050 East Avenue J, Lancaster, California 93536

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by November 18, 2016, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter; (b) that by November 18, 2016, the abandoned, wrecked, dismantled, or inoperable vehicle(s) and parts thereof be removed and the property be maintained cleared thereafter; and (c) that the structure(s) be maintained secured to prevent unauthorized entry.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances dangerous to children in the form of abandoned or broken equipment, neglected machinery, refrigerators, and freezers.
3. Broken or discarded household furniture and appliances in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Abandoned, wrecked, dismantled, or inoperative vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 9230 East Avenue W-8, Palmdale, California 93550

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by November 18, 2016, the property be cleared of all debris, discarded household furniture, and electronic equipment and maintained cleared thereafter; (b) that by November 18, 2016, permits be obtained and the structure be demolished; and (c) that the structure(s) be maintained secured to prevent unauthorized entry. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The buildings are open and accessible to children, vandalized, and a threat to public safety and welfare until they were barricaded, as requested by the Fire Department.
3. Doors and windows are broken.
4. The exterior stairway and landing are hazardous, defective, and deteriorated.
5. Broken or discarded household furniture and/or televisions in yard areas for unreasonable periods.
6. Trash, junk, and debris scattered about the premises.

The interior of the buildings were not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 2186 New York Drive, Altadena, California 91001

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by November 18, 2016, the property be cleared of all overgrown vegetation and dead trees and maintained cleared thereafter; and (b) that by November 18, 2016, the wrecked, dismantled, or inoperable vehicle(s) and parts thereof be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, dead trees, and weeds constituting an unsightly appearance.
3. Abandoned, wrecked, dismantled, or inoperative vehicles or parts thereof stored for unreasonable periods on the premises.

ENVIRONMENTAL DOCUMENTATION

Find that the action set forth in this Board letter is not a project pursuant to the California Environmental Quality Act.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstructs the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to the Department of Public Works, Building and Safety Division.

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

GAIL FARBER

Director

GF:DH:nm:sd

c: Chief Executive Office (Rochelle Goff)
County Counsel
Executive Office